

ELLIOT TECH CENTER

SIGNAGE

VIDEO



FOR LEASE/SALE

DELIVERING Q2 - 2023

3 BUILDINGS TOTALING 250,883 SF

NWC SIGNAL BUTTE & ELLIOT ROAD | MESA, AZ



**THOMPSON
THRIFT**
A REAL ESTATE COMPANY

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COMMERCIAL REAL ESTATE SERVICES

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ELLIOT TECH CENTER

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BUILDING A

- Total size 78,528 SF
- Divisible to $\pm 15,000$ SF
- (15) 9'x10' Dock High
- (8) 12'x14' Grade Level
- 28' Clear Height
- 4000 Amps, expandable

BUILDING B

- Total size 83,356 SF
- Divisible to $\pm 16,000$ SF
- (15) 9'x10' Dock High
- (7) 12'x14' Grade Level
- 28' Clear Height
- 4000 Amps, expandable

BUILDING C

- Total size 88,999 SF
- Divisible to $\pm 44,000$ SF
- (18) 9'x10' Dock High
- (4) 12'x14' Grade Level
- 32' Clear Height
- 4000 Amps, expandable

BUILDINGS D & E

- Total size 107,606 SF
- Divisible to $\pm 40,000$ SF
- (8) Truckwells
- (4) 12'x14' Grade Level
- (10) Knockout
- 32' Clear Height
- 2000 Amps

**FUTURE RETAIL
PADS
NOT A PART**



PHASE II A

BUILDING D
107,606 S.F.
32' CLEAR

BUILDING E
107,606 S.F.
32' CLEAR

PHASE I

**BUILDING A
PHASE 1**
78,528 S.F.
28' CLEAR

**BUILDING B
PHASE 1**
83,381 S.F.
28' CLEAR

**BUILDING C
PHASE 1**
88,999 S.F.
32' CLEAR



NORTH

FUTURE PRIVATE DRIVE

ELLIOT ROAD

3' HIGH SCREEN WALL, TYP.

Exception

FUTURE



8



Orange Julius

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ELLIOT TECH CENTER IS A STATE OF THE ART INDUSTRIAL/DISTRIBUTION MIXED USE EMPLOYMENT CENTER DESIGNED TO ACCOMMODATE A VARIETY OF TENANTS.

The newly constructed business park is located in the Mesa's growing Silicon Desert & has easy access to a Full Diamond Interchange on Loop 202 Freeway. Other notable features include a variety of Bay Sizes, Clear Heights from 28' to 32' Clear, Grade Level & Dock High Loading, and Abundant 277/480 Volt Power. Now Under Construction.

PROJECT HIGHLIGHTS



- Net Site Area: 25.18 AC.
- Building Area: 250,068 SF
- Total Parking: 1,139 Spaces
- 4 Diamond Interchange on Elliot Road
- Secure Truck Courts

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FREEWAY ACCESS

 2.4 MILES ←
 2.5 MILES ↑

TRAFFIC COUNT

SIGNAL BUTTE ELLIOT ROAD
N: 11,458 N: 9,476
S: 13,998 S: 8,993

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LOCATION FEATURES

- Direct access to Loop 202 Freeway
- 2 miles to Eastmark (4th Largest Planned Home Development in USA)
- Full diamond interchange at Elliot Road & Loop 202
- Easy access to many local restaurants, hotels, retail and airport
- 8 miles to Phoenix-Mesa Gateway Airport
- 2.5 miles to US 60
- Easy access to Mesa, Gilbert, Chandler, Queen Creek, San Tan Valley & Chandler Heights



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